

MINUTES OF THE MEETING

03 February 2000

Projects Reviewed

Convened: 9:00am

Seattle's Best Coffee Westlake Improvements Street Use Permit
Design Commission Retreat Follow-Up
Department of Parks and Recreation Neighborhood Matching Fund Projects
East Lynn Street Park
Judkins Park & Playfield Improvements Plan

Adjourned: 3:45pm

Commissioners Present

Rick Sundberg
Moe Batra
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Nora Jaso
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Kelly Walker
Rebecca Walls

020300.1 Project: **Seattle's Best Coffee Westlake Improvements Street Use Permit**

Phase: Schematic

Previous Review: 06 January 2000, Conceptual

Presenters: Don Carlson, Carlson Architects

Steve Nordlund, Carlson Architects

Susie Plummer, Rouse-Seattle-Inc

Dianna Slack, Seattle Coffee Company

Kristin Udem, Department of Design Construction and Land Use

Attendees: Sam Bennett, Daily Journal of Commerce

Lee Brettin, Seattle Coffee Company

Jim Clarke, Seattle Coffee Company

Michael Fisler, Seattle Coffee Company

Vince Lyons, Department of Design Construction and Land Use

Marc Roelle, Carlson Architects

Jim Sharp, Seattle Coffee Company

Anaïs Winant, Seattle King County Convention and Visitor's Bureau

John Zavis, Seattle Transportation

Time: 1.0 hours (SDC Ref. # DC00146)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission supports the private function of the building within the plaza;**
- **likes the building design but is concerned that it may not interface well with the public plaza;**
- **would like the information kiosk to be better integrated with the building's design and to be coordinated with the City's downtown wayfinding project and believes it is in the wrong location in the plaza;**
- **is not in agreement that the expansion beyond 1200 square feet is warranted and asks for clarity from Council on the willingness of the City to grant a variance on the three party agreement that dictates the maximum square footage;**
- **acknowledges the concerns of Seattle Transportation regarding the intrusion on the public street that this project presents and the City Council's concerns for the limits imposed on this expansion project by the existing three party agreement; and**
- **the Commission will wait to see the outcome of the aforementioned issues before they make a recommendation and looks forward to seeing the project again when they have been resolved.**

This project, located in the public plaza in at Westlake Center, proposes to expand the Seattle's Best Coffee (SBC) building eight feet into the north side of the plaza. The linear plan offers two service counters and places the main entrance at the corner of Fourth Avenue and Pine Street. The project also proposes to remove a row of trees in front of the plaza side of the building in an effort to add additional public seating; seat walls will also be located adjacent to this space and on the south side of the building. Additional plants and lighting components will be added to the overhead seating and viewing "pulpit" on the upper level of Westlake Center that will help define the space; the pulpit landing would be lit at night and will cast a pool of light over the plaza. Further, SBC is going to replace all of the existing umbrellas and street furniture and will add sun shades on the south side of the building. The new umbrellas and sun

shades will be a burgundy red color that will reflect the SBC logo.

Additionally, the Seattle King County Convention and Visitor's Bureau (SKCCVB) and the City of Seattle want to integrate a visitor information kiosk into the project. SKCCVB would provide the funds for this part of the project. The team proposes to attach it to the north west corner of the building facing Fourth Avenue with the service area facing the plaza. The addition of the proposed "glass pavilion" kiosk will add 100 square feet to the project. The team also proposed a flame finished granite restroom "block" on the west side of the building behind the kiosk.

Key Commissioner Comments and Concerns

- Wants to know the legal status of the public space and the nature of the relationship between the SKCCVB and the City and is concerned about the use of corporate colors on the public plaza.
 - Proponents stated that the project is located on private property that is subject to a three party agreement between the City of Seattle, Rouse Company and the Committee for Alternatives at Westlake (CAW). The agreement stipulates a maximum of 1,200 square feet for the SBC facility and the current proposal intends to extend that to 1500 square feet with an additional 100 square feet for the visitor kiosk.
- Wants to know if the team has worked with the City's downtown wayfinding program with regard to the information kiosk.
 - Proponents indicated that because the kiosk is a very new component of the project, that they have not had a chance to look into the wayfinding program. However they are aware of it and intend to draw upon its resources in the design of the kiosk.
- Remains concerned that the team's extensive design efforts on the north side of the building and the siting of the restroom block are misplaced. Feels that the brighter and warmer south side of the building is more appropriate to public gathering and that the team should consider attaching the kiosk to Westlake Center, make it a freestanding structure, or move it to the east end of the SBC structure.
- Feels that the building design is headed in the right direction and doesn't believe that the additional square footage is a problem. However, does feel that the newly proposed kiosk would greatly infringe upon the public plaza and erode the quality of the space.
- Wants to know how the request for additional square footage will pass the test of the Department of Design Construction and Land Use (DCLU).
 - A representative from the DCLU indicated that the three party agreement will have to be formally revised and then resubmitted to the DCLU.
- Feels that the kiosk is not consistent with the design vocabulary of the SBC building and wants to know who is financing the project.
 - Proponents indicated that SBC is paying for the storefront expansion and the SKCCVB is financing the 100 square foot kiosk.
- Suggests that the kiosk be combined with the restroom on the east side of the building and to make the restroom public with the three parties sharing responsibility.
- Feels that because the agreement limits the project to 1,200 square feet, that the presentation and discussion of the project is premature and inappropriate.

- A representative from Seattle Transportation (SEATLAN) indicated that the department has not supported the project. The issue of the public benefit of the project has not been addressed and the project has not presented a compelling case for a street use exception. Indicated that permitting will be a problem.

020300.2 Project: **Design Commission Retreat Follow-Up**

Time: 2.0 hours (SDC Ref. # DC00009)

The Design Commission engaged in a follow-up discussion of the previous week's half-day retreat.

020300.3

COMMISSION BUSINESS

ACTION ITEMS

A. Timesheets

B. Minutes from 06 January 2000

ANNOUNCEMENTS

C. Galer Street Flyover Seattle Arts Commission Public Art Committee Meeting
15 February from 3:30 to 5:30 / Walls

D. Lincoln Reservoir Landmarks Board Review 02 February 4:00 / Raflo

DISCUSSION ITEMS

F. Downtown Urban Design Forum 27 to 29 April / Rahaim

G. 346 15th Avenue Office of Housing Project Design Review Meeting 15
February / Walls

H. Radford Court Design Review 07 February at 8:00, Jeff Girvin to attend /
Walls

I. LRRP/Sizov

J. Aquarium Follow-up/Walls & Raflo

K. Seattle University Skybridge/Walls

020300.4 Project: **Department of Parks and Recreation
Neighborhood Matching Fund Projects**

Phase: Update

Presenter: Karen Galt, Department of Parks and Recreation
Pam Kliment, Department of Parks and Recreation

Time: 1.0 hr. (SDC Ref. # DC00042)

Action: The Commission appreciates the update and thanks the presenters for coming.

The Neighborhood Response Fund allows the Superintendent, Ken Bounds, to be responsive to major maintenance concerns in individual communities. Typical projects have included drainage repair, safety lighting and landscape restoration. Projects are initiated by a citizen request. They are then scoped and budgeted by staff. Funding for this program comes from the Department of Parks and Recreation's (DOPAR) Cumulative Reserve Fund.

The Neighborhood Matching Fund, funds the major components of just under 40 new projects a year in DOPAR. Community members are required to match the grant amount with cash, in-kind donations and labor. Typical projects range from playground upgrades, site planning and design, to wetland restoration. Funding for this program comes from the Department of Neighborhoods.

- 4th and Ward Site on lower Queen Anne
- 5th and Blaine / Taylor and Newton in the north east Queen Anne greenbelt
- Rogers Playground
- Meridian Park Playground Plan
- Sunset Hill Community Garden Design (Purchased through open space funds and hope to develop a p-patch)
- Wallingford Playfield (In the planning stage and are considering integrating an "art walk." Will be reviewed by the Design Commission in spring 2000.)
- Carkeek Park Environmental Education Building (Have secured almost \$200,000 to work on the existing structure. Currently in concept stage.)
- View Ridge Play Area (In an early conceptual and community based design phase. Fund will help supplement existing N.R.F. funds.)
- Lincoln Park Annex in West Seattle (Working toward a preferred alternative. Community wants a neighborhood park rather than a destination spot.)
- Westcrest Park in the Delridge area (This is a large park with tremendous potential but is currently crime ridden. Has the only off leash dog area in West Seattle.)

Key Commissioner Comments and Concerns

- Suggests that the proponents investigate the possibility of drawing upon the Seattle Arts Commission's pool of artists to work on relevant projects.
- Would like to know if the majority of the projects are tied to the governing neighborhood plans.
 - Proponents stated that the majority of the projects are not and that while the team always consults the neighborhood plans, they don't cover the entire city.

020300.5 Project: **East Lynn Street Park**
 Phase: Schematic Design
 Presenter: Tasha Essen, Department of Parks and Recreation
 Attendees: Chris Leman, Community Member
 Joe Taskey, Seattle Transportation
 Time: 1.0 hr. (SDC Ref. # DC00155)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission appreciates the thorough and clear drawings, and the care and sensitivity given to retaining the special nature of the pocket park;
- urges the team to examine the issue of connectivity between the park and the shoreline trail;
- encourages the team to speak with the Seattle Arts Commission to discuss the potential for an artist's input on appropriate and creative materials for the retaining wall and to look to Seattle Transportation to finance the effort;
- encourages the team to look to the DOPAR's Neighborhood Response Fund for additional funding;
- urges the team to remove, reduce or carefully reconsider the placement of the parking area in front of the park site, as it does not contribute to the desired traffic calming goal of the project;
- encourages the team to utilize sustainable materials; and
- urges the team to give the park a stronger presence on the street.

The East Lynn Street Park project is a joint effort between the Department of Parks and Recreation (DOPAR) and Seattle Transportation (SEATLAN). The park is located on Lynn Street and Fairview on Lake Union and in the Eastlake neighborhood. The renovation project has been reviewed by the Eastlake Neighborhood Council. It was constructed in 1970 as one of three "pocket park" and the new design and renovation will maintain the original footprint in an effort to avoid needing a shoreline permit. The project proposes to improve the original construction materials; replace the existing dilapidated timber retaining wall with a concrete wall; add picnic tables on a crushed rock surface; improve the landscaping; and integrate ADA accessibility. Additionally, the project proposes to incorporate sitting steps that lead to a cantilevered deck at the water's edge and to retain the rustic appearance of the park. The community has asked the project team to minimize the hard areas in the park; to remove some invasive plants; to reconfigure the parking area; and to take some traffic calming measures. Regarding the latter, the team has proposed a pedestrian crosswalk on Eastlake in front of the parking area. The project team has secured the funds for the much needed new retaining wall but not the additional improvements.

Key Commissioner Comments and Concerns

- Feels that the site is too small to accommodate parking and that the only way the traffic will be calmed is by removing the parking spaces. Urges the team to remedy this problem now while they have the opportunity.
 - Proponent indicated that they will take the recommendation to SEATLAN who has jurisdiction over the park.
 - A community member stated that people come from all over the city to use the park

and because of local residential parking restrictions, visitors cannot park on the surrounding streets. Thus, the community would not support the removal of the parking area.

- Suggested that the project team take advantage of DOPAR's Neighborhood Response Fund for landscaping and improving connectivity. Also suggested that the project designers and DOPAR review the available pool of artists at the Seattle Arts Commission to find an artist who could help develop creative solutions for appropriate materials.
- Suggested that recycled plastic wood could be used for the new boardwalk and feels that the cascading stairs are a great addition.

020300.6 Project: **Judkins Park & Playfield Improvement Plan**
 Phase: Conceptual
 Presenter: Don Bullard, Department of Parks and Recreation
 Ted Holden, Department of Parks and Recreation
 Attendees: Ann Knight
 Joe Taskey, Seattle Transportation
 Time: 1.0 hr. (SDC Ref. # DC00156)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission appreciates the clarity of the presentation;**
- **encourages the team to develop an overall parking scheme that will utilize the existing resources such as Washington Middle School at the north end of the site;**
- **urges the team to look at alternative schemes for the middle section of the park that incorporate a smaller soccer field, a reduction in the amount of parking, and an increase in the length of the meandering Central Park Trail;**
- **is interested in the long range planning that will work to light the field;**
- **suggests that the team consider synthetic turf surfaces for the fields;**
- **urges the team to look for opportunities to incorporate public art and to bring an artist on board to look at the overall improvement plan; and**
- **looks forward to seeing the project again.**

Judkins Park and Playfield is located within the 23rd Avenue & Jackson urban village. “The intent of this project is to identify possible future improvements by developing a long-range improvement plan for Judkins Park. In addition, under this project, the design documents and construction documents for high priority improvements will be prepared. Construction will be funded and performed under a separate future project(s).” In the last several years the Department of Parks and Recreation (DOPAR) has made numerous improvements to Judkins Park and Playfield. The Central Park Trail (CPT) is also an integral part of the park and the project team is making an effort to improve access to the park from the surrounding community. At minimum and funding permitting, the project team hopes to make the following future improvements.

Upper Judkins Park (currently only have a grant to renovate the drainage system in this area)

- Upgrade drainage system.
- Add and improve pedestrian pathways.
- Pedestrian lighting.
- Concession stand.
- Improved landscaping.
- Comfort station.
- Signage.
- An ADA access route that will tie the upper area of the park with the center area.

Middle Judkins Park

- Increase the size of the soccer field to regulation standard and add new turf for improved play.
- In order to increase the size of the soccer field, relocate the existing parking area that is currently on the east side of the field and increase the number of stalls.
- Pedestrian and field lighting.
- Renovate drainage and irrigation.
- Add comfort stations and drinking fountain.
- Additional children's play area and walking and jogging paths.

Lower Judkins Park

- Pull the two existing parking areas away from the central area and more to the east in an effort to accommodate more picnic areas.
- Renovate comfort station and irrigation.

1-90 Area

- Incorporate volleyball courts.
- Add picnic tables, benches, bike racks and a drinking fountain.

Key Comments and Concerns

- Suggests that the team consider a hybrid scheme of the two field, parking area and trail options that were presented for the middle area.
- Would like to know the motivation for increasing the parking areas on the site.
 - Proponents indicated that there is a tremendous need for additional parking on 22nd Avenue South and that many of the visitors to the park enter through the surrounding community and end up parking on the residential streets. Also, by providing parking on the south side there is more efficient access from Interstate-90.
- Suggests that the design take advantage of DOPAR's ability to legally provide parking at the Washington Middle School on the north edge of the site, especially since the school takes advantage of the park's amenities.